



30-32 Otho Street, Inverell



PRIME LOCATION IN INVERELL CBD

PROUDLY SOLD BY REX DALEY RDR MARCH 2016

Prime location in the heart of Inverells' CBD. Rare opportunity to secure sought-after Real Estate. Ideal investment, or live in the outstanding residence & enjoy the rental income from the commercial premises.

COMMERCIAL:

Inverell Newsagent - Long established Commercial Tenancy.
11m Frontage x 25m Depth of Shop area Plus 9m office/kitchen/storage.
Fully ducted reverse cycle Air Conditioning. Rear Lane Access
Term: 5 years Lease expires 2017 with 5 years option.
Rental: \$620.00 Plus GST per week.
Outgoings: Landlord Pays: Rates, Insurance and Maintenance.

RESIDENCE:

Large Federation Style Residence. 3 spacious bedrooms, 2 B/R's with Built in Wardrobes. Kitchen renovated 2 yrs ago, electric oven and hot plates. Family room, Formal Lounge/Dining room with open brick fire. Tiled bathroom and toilet. Enclosed front verandah. Large Back covered Barbeque area. 1 Garage. With Rear lane access.
The Residence is in excellent condition, quality W/W carpet, recently painted throughout.
Lease: 12 months to December 2016
Rental: \$260.00 pw

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Price	SOLD
Property Type	residential
Property ID	156
Land Area	510 m2
Floor Area	700 m2

Agent Details

Office Details

Rex Daley Realty
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rdr.
rex daley realty.

REAR LANE ACCESS

7% net return - Inspect today

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